

Draft Meeting Minutes

REGULAR MEETING OF THE
CITY OF ALAMEDA HISTORICAL ADVISORY BOARD
THURSDAY, MARCH 3, 2011
7:00 p.m.

1. CONVENE: 7:00 p.m.
2. ROLL CALL: Chair Owens, Vice Chair Rauk, Board Members Hoffman, Jasper, and Lynch
3. MINUTES: Meeting of February 3, 2011 (Pending)
4. AGENDA CHANGES AND DISCUSSIONS: **None.**
5. ORAL COMMUNICATIONS:

Mr. Kevin Frederick, Alameda resident, raised his disapproval regarding the sudden demolition of 2526 Buena Vista Avenue. He stated that there was no deconstruction, but that all building materials had been pulverized on site causing significant dust in the environment.

Ms. Elizabeth Greene, Alameda resident, spoke about the condition of approval requiring deconstruction and suggested that in the future there be standard language in the Historic Preservation Ordinance to ensure deconstruction and/or preservation of building resources.

Chair Owens and board member Lynch asked her to clarify or recommend enforceable language. Board member Rauk suggested having applicants return to the board to demonstrate the 'maximum effort feasible' undertaken to preserve a structure, before a demolition permit is issued.

Ms. Alexandra Mummery, Alameda resident/neighbor, also spoke about the demolition and stated her dismay about the manner in which the structure was taken down. She presented a picture taken of the demolition in action.

Board member Lynch requested that the speaker email her the picture.

Ms. Nanette Burdick, neighbor, voiced her shock about the manner in which the building was demolished and that nobody was allowed to go inside the building to dismantle items that could be easily taken off, because the property owner stated that the building was deemed toxic. Given that it was deemed toxic, she was then further surprised that no containment was in place to address the dust during the demolition. She also stated that a video about this demolition has been posted on YouTube.

Chair Owens asked if the Board wanted to discuss the issue. Board member Lynch stated her dismay at the manner and expediency in which the building was taken down and that none of the board members were informed of the pending demolition.

Chair Owens suggested that more thought and effort be put into the future ordinance to avoid this kind of demolition.

Board member Jasper commented that the demolition was a tragic event, but he cautioned that a property owner had the right to pursue demolition if the structure cannot be salvaged. He agreed that deconstruction should have taken place opposed to demolition.

6. WRITTEN COMMUNICATIONS: **One letter was submitted to the board.**

7. REGULAR AGENDA ITEMS:

7-A PLN11-0014 - Certificate of Approval for Demolition – Joanna Bianchi 1612 Clinton Avenue The applicant is requesting a Certificate of Approval for the demolition of more than 30% of the value of a pre-1942 single-family dwelling. The project is located within an R-1, One Family Residence District.

Ms. Laura Ajello presented the project.

Chair Owens asked Joanna Bianchi, project architect, to come to the podium and then asked for clarification on the size of the proposed replacement windows.

Ms. Bianchi clarified that the windows will be replicated exactly and that the difference in appearance is a matter of printing.

Board members Lynch and Rauk supported the project.

Board member Lynch made a motion, seconded by board member Rauk to approve the project. Motion approved 5-0.

7-B Discussion of Addition of Structures to the City of Alameda Historical Building Study List. The Historic Advisory Board will discuss the merits of individual buildings and structures that could be added to City's Historic Study List. Informational discussion only. No action will be taken on this item.

Ms Simone Wolter provided an overview of the historic resource inventories conducted in the past and the Section 106 consultation process currently underway. Then she showcased the additions and appurtenances as proposed in the list developed by board members Lynch and Chair Owens.

Chair Owens asked that board member Lynch explain which buildings are currently considered as contributors to the District as stated in the 2010 Navy district and which elements proposed to be added to the study list are not within the district.

Board member Lynch provided that information.

Board members Hoffman and Lynch are in agreement that some structures may have to be relocated to save them. However, the anchors and statues need to be retained.

Chair Owens opened the public comment period.

Ms. Elizabeth Greene, praised the HAB for potentially adding these structures to the Historic Study List. She also provided the installment date for the flagpole (1941).

Chair Owens closed the public comment period.

A date was set to tour Alameda Point to view the proposed structures. Staff would send out more details at a later date.

7-C Endangered Historic Places List – American Institute of Architects – East Bay Chapter Nomination. Informational discussion only. No Action will be taken on this item.

Chair Owens explained the context and purpose of this list and encouraged the board to make submissions for endangered structures.

Board member Jasper asked if there would be any action, i.e. fixing up structures, that would be expected to follow this nomination.

Chair Owens stated that no immediate action would result of the nomination, but perhaps the education about the status of structures may lead to action to preserve the structures.

8. BOARD COMMUNICATIONS:

Board member Lynch announced that she received the Historical Preservation Season proclamation at the City Council meeting and presented the schedule of events sponsored by the Alameda Museum.

9. STAFF COMMUNICATIONS:

Margaret Kavanaugh-Lynch stated that she would develop a condition of approval to address the demolition and prevent such demolition runs in the future. The board supported developing stricter recycling and deconstruction measures.

10. ADJOURNMENT: 8:17 pm